

**CRANLEIGH HOUSE, CRANLEIGH STREET, NW1
OFFERS IN EXCESS OF
£570,000 LEASEHOLD**

Offering for sale a two bedroom flat set on the ground floor of a building, with direct access to a private rear patio garden.





The property is located in Cranleigh Street, which is set off Eversholt Street, nearest tube stations being Mornington Crescent (Northern line) and Euston (Northern and Victoria Lines – also including its overground station) and close to local bus services, shops, restaurants and cafes. The Kings Cross area is a walk away for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard

The flat comprises a reception room, a separate kitchen, two bedrooms, a shower room, and access to a private patio garden.

TENURE:	125 Years Lease from 21st January 2002
GROUND RENT:	£10p.a
SERVICE CHARGE:	£1,467.57 – Period ending 31.03.24 – for buildings insurance and other communal charges
Parking:	We have been advised by the owner- Parking permit by application
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Virgin Media, Community Fibre, G Network.
Construction Type:	To be advised
Heating:	Gas central heating

Lease Covenants and Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal, bird or reptile in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet except the kitchen and bathroom which should be covered with a suitable material for avoiding the transmission of noise.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,787.17 for 2024/25).





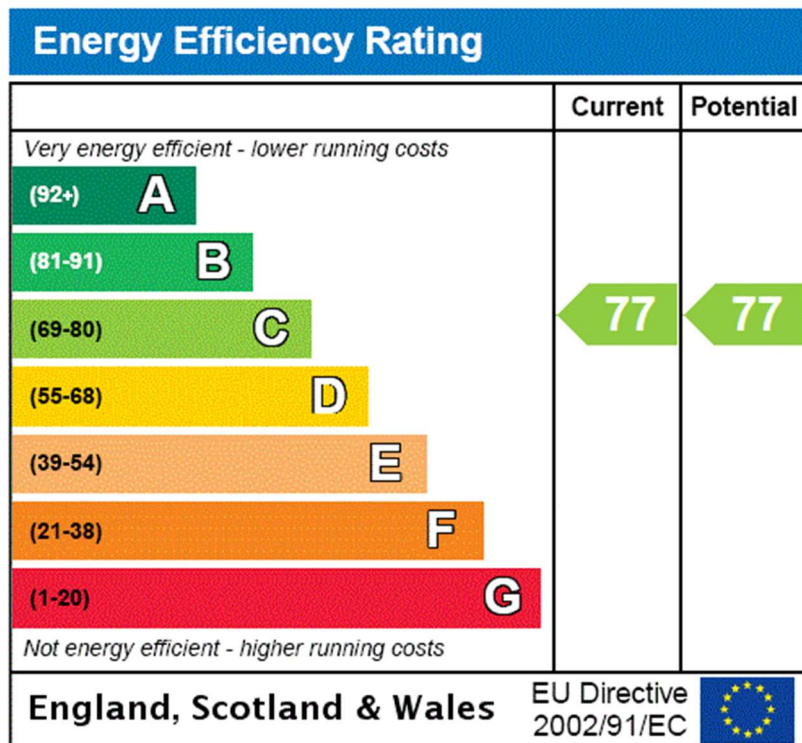






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

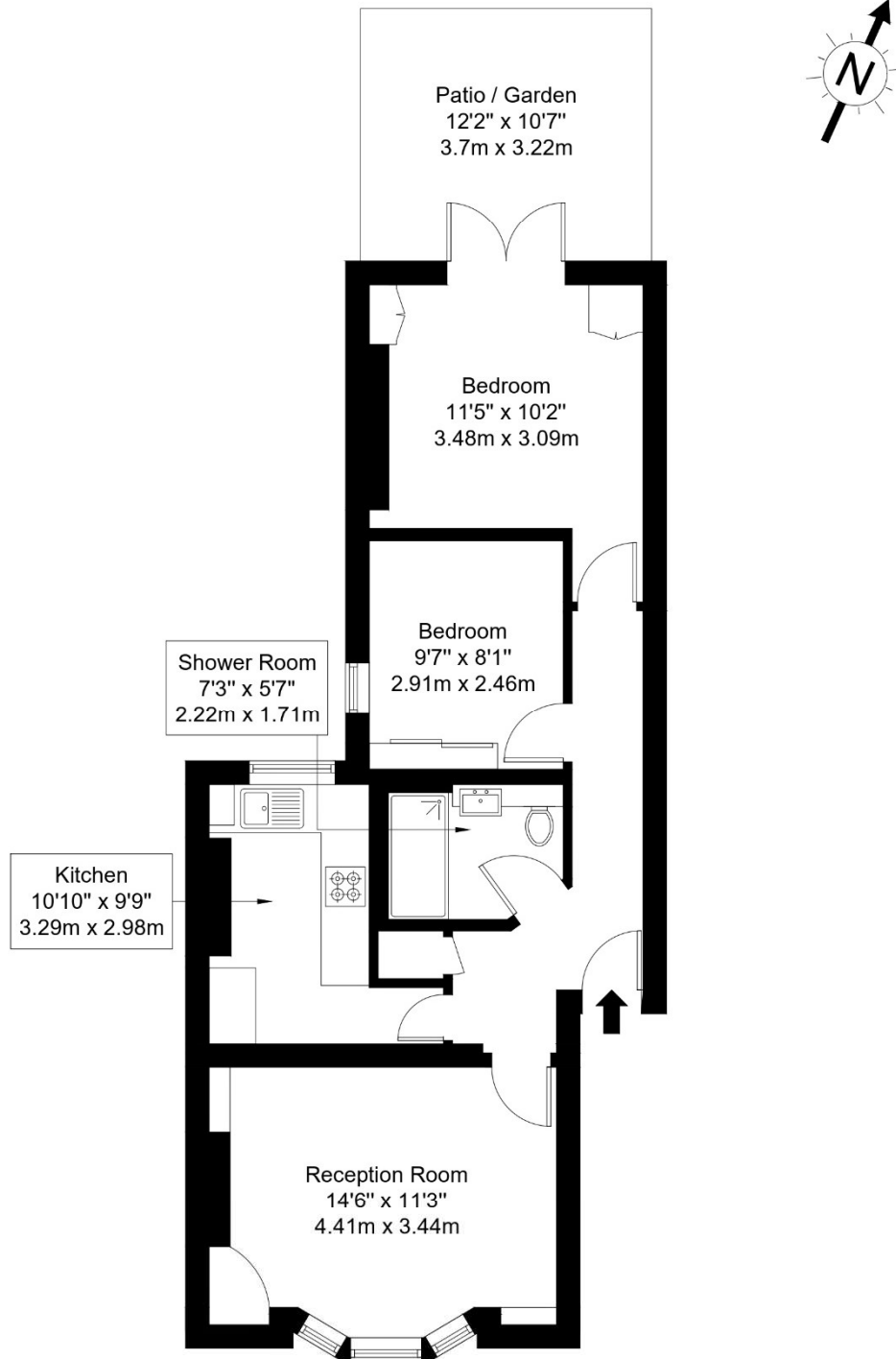


Cranleigh Street, NW1 1NT

Approx Gross Internal Area = 55.1 sq m / 593 sq ft

Patio / Garden = 11.9 sq m / 128 sq ft

Total = 67 sq m / 721 sq ft



Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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